



KUNA PLANNING & ZONING Department Action Report for June 2017

Planning and Zoning Commissioners Consent Agenda

- a. Planning and Zoning Commission meeting minutes for May 23, 2017
- b. Planning and Zoning Commission meeting minutes for June 13, 2017
- c. **17-01-SUP** (Special Use Permit) – Patricia Downum; Kuna Kave Kids -**Findings**
- d. **17-02-S** (Subdivision) – Sailer Shores Meadows Subdivision #2 – **Findings**
- e. **13-04-SUP** (Special Use Permit *modification*) – Falcon Ridge Public Charter School: Special Use Permit Modification -**Findings**
- f. **17-02-ZC** (Rezone) – Darius Elison, One Call Restoration -**Findings**
- g. **16-04-S** (Subdivision) and **16-19-DRC** (Subdivision Design Review): Troost Family Living Trust, Jaylen Walker with AllTerra Consulting – **Findings**

All consent agenda items above were approved.

Planning and Zoning Commission Public Hearings

- a. **16-04-S** (Subdivision) and **16-19-DRC** (Subdivision Design Review) - Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant) approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). - **re-open the public hearing from March 14, 2017.**
- b. **17-01-ZOA** (Zoning Ordinance Amendment) - An ordinance of the Kuna, Idaho, amending Title 5, Chapter 1, Section 6, Part 2 titled Meanings of Terms and Words by deleting the reference book titled, "Illustrated Book of Development Definitions" and replacing it with "A Planners Dictionary", the remaining text of Part 2 shall remain unchanged; amending Title 5, Chapter 3, Section 3 to provide that the minimum street frontage per lot is a recommendation that can be modified by the Planning and Zoning Director and modifying the height in M-1 and M-2 Zones to 100 feet and striking M-3 Zone from the table; deleting Title 6, Chapter 5, Section 4 in its entirety.
- c. **17-03-SUP** (Special Use Permit): BRS Architects representing Smoky Mountain Pizzeria Grill Requests Special Use Permit approval to operate a full-service bar within the newly proposed Smoky Mountain Pizzeria Grill restaurant to be located at 1011 N. Meridian Road, on Lot 2, Block 1, within the Ensign Commercial subdivision.
- d. **17-04-SUP** (Special Use Permit) and **17-10-DR** (Design Review) – KJ's Superstore: A Special Use Permit (SUP) and Design Review (DR) from RADIX Construction Inc. to construct a new convenience store, fuel stations and car wash located at 1565 East Deer Flat Road, Kuna, ID 83634.
- e. **17-03-S** (Subdivision), **17-03-ZC** (Rezone) and **17-06-DR** (Design Review) – Deserthawk No. 4 Preliminary Plat: B&A Engineers representing Endurance Holdings, LLC requests preliminary plat, rezone and design review approval for an approximately 9.43-acre parcel within an existing agricultural (Ag) zone to a medium density residential (R6) designation, and subdivide the parcel into 34 residential building lots and seven (7) common lots located approximately 2500 feet south of the intersection of West Avalon Street and South Ten Mile Road on the southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street, addressed as 874 S. Ten Mile Rd., Kuna, Idaho. - **tabled to the July 13th, 2017.**
- f. **17-04-ZC** (Rezone) and **17-04-S** (Subdivision) – Ashton Estates Preliminary Plat: Applicant, Kirsti Grabo with KM Engineering, requests approval for a zone change for approximately 19.86 acres to C-1, and 34.76 acres to R-6 Medium Density Residential, and a preliminary plat for a residential and commercial subdivision. The subject site is located on the southeast corner (SEC) of Meridian and Deer Flat Roads. - **tabled to the July 13th, 2017.**
- g. **16-11-AN** (Annexation) – Kolo, LLC (Logan Patten); Jay Walker with AllTerra Consulting, and Logan Patten with Kolo, LLC, approval to annex approximately 11.41 acres into Kuna City limits with a C-1 zone

(Neighborhood Commercial), is consistent with the Comprehensive Plan Map. (NEC) of Meridian and Deer Flat Roads.

All items above were approved except for those that were removed or tabled to a date certain.

Planning and Zoning Commission Public Meetings

- a. **17-08-DR** (Design Review) – BRS Architects representing Dan Todd; Smoky Mountain Pizzeria Grill: Design Review Approval
- b. **17-12-DR** (Design Review) – Ridley’s Family Center No. 2 (landscaping buffers): approval for new landscape buffering adjacent to Deer Flat Road and future Sailer Place ahead of the *future* Ridley’s Family Center No. 2, commercial subdivision.
- c. **17-11-DR** (Design Review) – Patagonia Pool House: Taylor Merrill with Arbor Ridge, LLC Design Review approval for a pool and pool house, accompanying landscape, lighting and parking lot, within the Patagonia Subdivision (Future Lot 1 Block 5).

Planning and Zoning Director’s Administrative Determination

Proposed name changes for South Best Bath Road to **South Best Business Avenue**

Signage: None

All items were administratively approved.

Planning and Zoning Approvals for Business License

- Godsell Global – 1349 W. Castro (web-based marketing)

Planning and Zoning Cases Completed & Closed

- 16-02-S, 16-02-ZC: Airenel Park Subdivision and Rezone
- 16-12-FP: Ardell Estates #1 Final Plat
- 16-13-FP: Silver Trail Sub. #2 Final Plat
- 16-14-FP: Arbor Ridge Sub. #3 Final Plat
- Timbermist #3 & #4 Landscaping Bonding Approval
- 16-04-LLA: Lot line adjustment for Smart/Cronin
- 16-03-ZOA: Amending Uses and Definitions
- 16-03-ZC: Michael Larson Rezone – 368 N. Linder Ave.
- 16-10-DR: Rikk Manzer/Beneficial Bail Bonds Building - 564 E. Avalon
- 16-06-SUP & 16-04-ZC: Keith Clow; Lock-N-Roll Self-Storage – Meridian Rd.
- 16-03-CPM and 16-10-AN: Ashton Estates Subdivision - SEC of Meridian and Deer Flat
- 15-05-S and 15-08-DR: Silvertrail Addition Subdivision -
- 16-09-AN: Michael Robinson -1420 West Hubbard
- 16-12-AN (Annexation) – Renaissance Farm and Mason Creek Farms
- 17-01-DR and 17-03-SN – Bi-Mart Design Review
- 16-09-AN; Michael Robinson – 1420 W. Hubbard Rd.
- 17-02-DRC – Keith Clow/Lock-N-Roll Storage
- 16-19-DR and 16-04-S – TNT Subdivision
- 17-01-CPMA - Teco One, LLC
- 16-07-AN – Robert Law Annexation
- 16-03-S, 16-06-AN, 16-13-DR (Design Review) - Winfield Springs Subdivision
- 16-13-AN, 16-04-CPM - Troy Todd, Indian Creek Sports Annexation

- 17-02-SUP - Heather Branch in-home beauty salon; 488 South Whim Ave.
- 17-01-SUP – Patricia Downum; Kuna Kave Kids Old City Hall
- 17-02-S – Sailer Shores Meadows Subdivision #2
- 13-04-SUP (*modification*) – Falcon Ridge Public Charter School
- 17-02-ZC – One Call Restoration
- 16-04-S and 16-19-DRC -TNT Subdivision

Code Enforcement Cases

- See attached iWorq detailed report.

<u>Case Date</u>	<u>Case #</u>	<u>Status</u>	<u>Description</u>
6/30/2017	124	Closed	Junk Vehicle
6/26/2017	123	Closed	Weeds
6/22/2017	111	Closed	Fence
6/22/2017	110	Pending	Weeds
6/22/2017	109	Closed	Weeds
6/22/2017	108	Pending	Fence Vision Issue
6/21/2017	107	Closed	Weeds
6/21/2017	106	Closed	Weeds
6/21/2017	105	Closed	Junk/Debris
6/21/2017	104	Closed	Junk/Debris
6/21/2017	103	Closed	Weeds
6/21/2017	102	Closed	Junk/Debris
6/21/2017	101	Closed	Junk/Debris
6/19/2017	100	Pending	Abandon House
6/19/2017	99	Closed	Sheep in Residential
6/19/2017	98	Closed	Vehicle Parked on Street
6/16/2017	97	Closed	4-Plex Light Pointed at Res House
6/13/2017	96	Pending	Weeds
6/12/2017	94	Closed	RV Parked on Street
6/5/2017	92	Closed	Junk
6/1/2017	91	Closed	Sidewalk Blocked